Karen Johnson
Batch # 1274071
05/16/2025 10 12 41 AM
Fees $13 00 Taxes $17,390 00
Davidson County
DEEDWARR
2 pgs
20250516-0038666

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 190
Nashville, TN 37215

Ivey Title, LLC Ref: (LM) Title No.: 64009
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Roe Frazer III Ivy Davis Frazer 1318 Chickering Road Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 14405001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven J. Mason, Jr. and Laura C Mason, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Roe Frazer III and Ivy Davis Frazer, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 2 on the Plan of McGugin Subdivision of record in Book 6250 page 604, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property to Steven J. Mason Jr and Laura C. Mason, husband and wife, by Warranty Deed from Steven J. Mason and wife Linda L. Mason, dated May 2, 2017 and recorded on May 4, 2017, of record in Insturment No. 20170504-0044255, corrected by Scriveners Affidavit of record in Instrument No. 20180530-0051269, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 604, said Register's Office, which Plan shows minimum setback lines and easements to which plan reference is hereby made for a more complete description. And easement for flow of creek over so much of the premises as may be therein.

This is improved property, known as 1318 Chickering Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 12th day of May, 2025.

Steven J Mason Jr
Steven J. Mason, Jr.

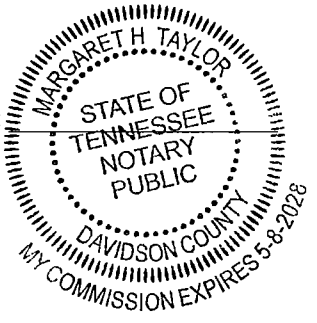
Laura C. Mason
Laura C Mason

State of Tennessee

County of Davidson

On this 12th day of May, 2025 before me the undersigned authority, personally appeared Steven J. Mason, Jr. and Laura C Mason, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Margaret H Taylor
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $4,700,000.00

Affiant

Sworn and subscribed before me this 12th day of May, 2025.

J Anderson
Notary

My Commission Expires: _____

